

Laura Crawford

From: John Simpson
Sent: 20 June 2025 06:44
To: Planning
Subject: RE: LA01/2024/0060/O - DRONES ROAD, ARMOY
Attachments: Devlin - Planning - 01.pdf

Hi

Please find attached additional information in relation to above planning application.

Regards

John Simpson
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Residential/ Commercial Architecture

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Mob:-

19th June 2025

Causeway Coast and Glens Borough Council

Planning Office

Cloonavin

Portstewart Road

Coleraine

BT52 1EY

Dear Sir/ Madam

RE: SITE FOR DWELLING AND GARAGE ON A FARM

228m SOUTH EAST OF 39 DRONES ROAD, ARMOY

PLANNING REFERENCE NUMBER: LA01/2024/0060/O

We refer to the above Planning Application and enclose images of the existing farm land beside the farm sheds under water/ flooded.







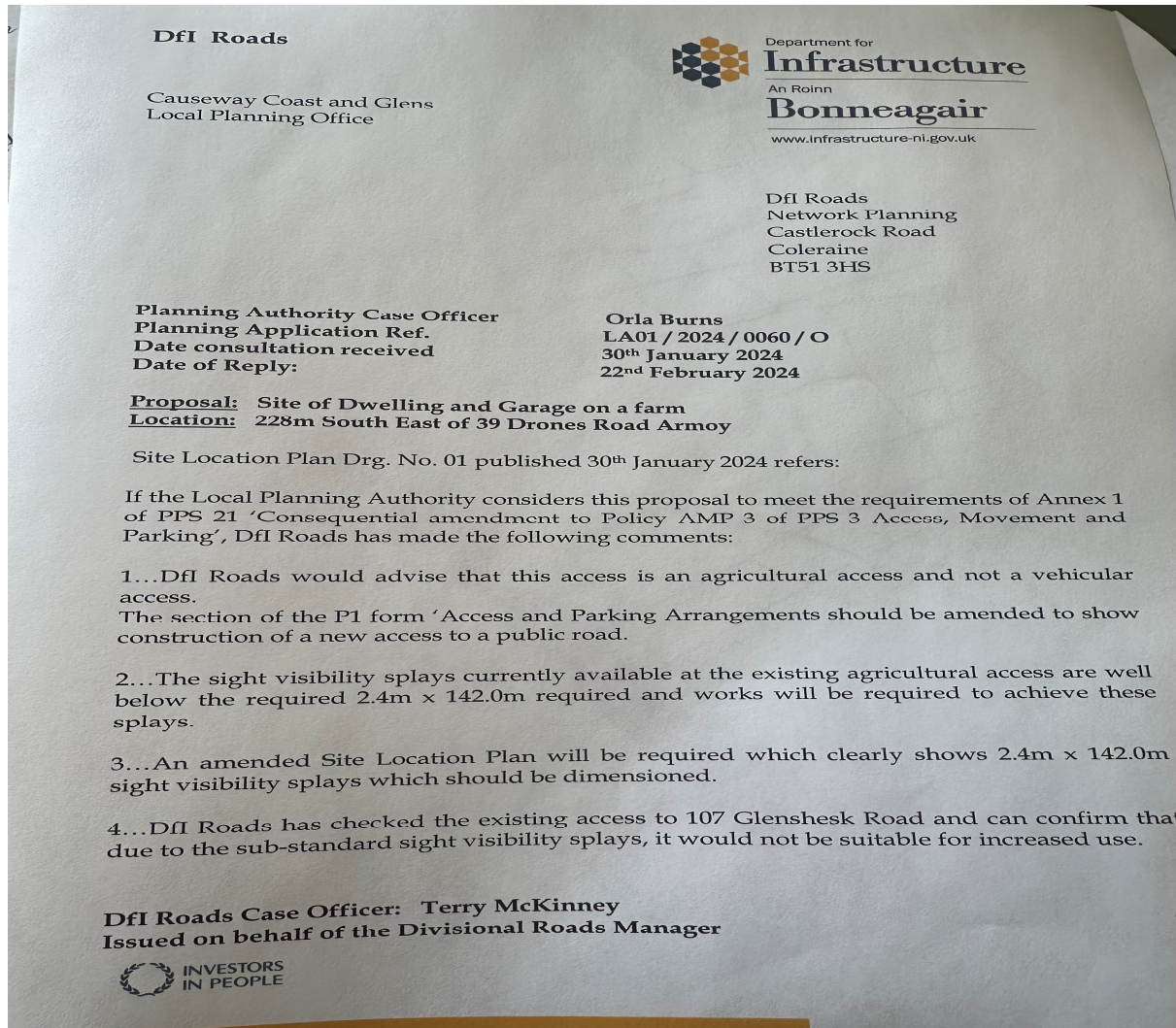
There is no suitable sites available at the farm sheds due to above pictures. There is a flood plain at this farm holding. The farm holding at Glenshesk Road sits on low lying land as below images. Any new dwellings (sited outside of anywhere that has flooded as per pictures) would be classed as skyline development on the existing farm holding at Glenshesk Road. There is no suitable vegetation at Glenshesk Road to screen a proposed site/ dwelling.





The proposed site at Drones Road will have no impact and visually integrates due to the existing vegetation. Planning Policy asks for existing vegetation around proposed sites. The application complies with the requirements for gaining an access to a protected route. Below is a letter from Roads Service which states "the existing access to 107 Glenshesk Road and can confirm that due to

the sub-standard sight visibility splays, it would not be suitable for increased use".



Changing practices in farming and tighter regulation following the publication of "The Welfare of Farmed Animals (NI) Regulations 2012" and the "Animal Welfare Code of Practice 2012" has placed greater emphasis on the welfare of animals. The needs of the animals, feeding and watering, and overall management are listed as the prime means of ensuring the welfare of animals is maintained and enhanced. Under the legislation 'the industry code of practice for on farm feeding', farmers have to take appropriate measures to exclude vermin, birds, domestic animals and wildlife. It is clear to Mr Devlin that, the current arrangements are totally unsatisfactory and for the efficient functioning of the farm business. There is approximately 100 acres of land where the proposed site is located and the client needs a dwelling to ensure he can provide care for his animals and protect them from pain, suffering, injury and disease.

Yours Faithfully

Simpson Design NI Ltd